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CITY OF GRIDLEY

GENERAL PLAN

1983

OPEN SPACE

ELEMENT 2

Adopted June 18, 1984

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CITY OF GRIDLEY
GENERAL PLAN
OPEN SPACE ELEMENT

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I. INTRODUCTION

A. Background and Purpose

The Open Space Element of the General Plan focuses on land areas which should not be intensely developed with structures and urban uses because of natural characteristics, resource production activities, recreational uses, public hazards or health impacts. Pursuant to State guidelines, the Open Space Element should include an inventory of such land areas, an analysis of their value and use, and a statement of local policies for their preservation and management.

The Open Space Element has been a required element since December 31, 1973. The State legislation adding both this element and the Conservation Element to local General Plans was adopted in 1970, the same year as the California Environmental Quality Act. The stated intent of the legislation was to assure that cities and counties recognize that "open-space lands" are a valuable but limited resource which must be conserved wherever possible.

Because of its limited size, low density and agricultural setting, the Gridley community has a high proportion of open areas not covered by structures. This aspect of existing development creates a semi-rural small-town character which most residents value because of the relative lack of noise, pollution, congestion, crime and other hazards usually associated with life in more urbanized areas. Farmland, parks, natural areas, setbacks and other vegetated undeveloped areas benefit residents' health and well-being by increasing individual "elbow room", air

quality, recreational space, the attractiveness of the visual landscape, and awareness of natural processes. In order to maintain these benefits and amenities through the inevitable development and growth pressures of the future, the community must consciously work toward preserving open space within new development and preventing the premature and unnecessary conversion of agricultural land to urban uses.

B. Scope of Contents

The Open Space Element must consider the comprehensive and long-range preservation and conservation of "open-space land", which is defined as an area designated or used for one of the following categories:

(1) Open space used for the managed production of resources, including but not limited to forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(2) Open space for the preservation of natural resources, including but not limited to areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(3) Open space for outdoor recreation, including but not limited areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation an open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including but not limited to areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

These categories cover all uses which require extensive land areas with few structures and all areas which should be kept undeveloped for either positive or negative reasons. Most of the land uses listed above are related more to the natural characteristics of the area they occupy than to its location or distance from other uses and public facilities. Although agriculture, mining and some parks and public facilities require considerable site development, they are included in the definition of "open space" because they are oriented toward land and outdoor uses or require surrounding open areas.

Like the Conservation Element, the geographical coverage of the Open Space Element includes all nearby rural areas whose use significantly affects the well-being of the City and community of

Gridley. Consequently, many of the types of open space considered in this element are located outside of the immediate urban area covered by the plan map in the Land Use Element.

C. Relationship to Other Elements

Because of its broad scope, the required content of the Open Space Element overlaps the subjects of at least five (5) of the other eight (8) mandated General Plan elements. The subjects duplicated in State requirements for those five (5) elements are as follows:

1. Land Use Element: Addresses all "open", rural, land oriented uses covered in the Open Space Element as well as all "closed", urban, location-oriented uses.

2. Conservation Element: Addresses the use of the first two (2) types of open-space lands, areas for the preservation of natural resources and areas for managed production of resources.

3. Seismic Safety Element: Addresses use of earthquake fault zones, one of the listed types of open space for public health and safety.

4. Safety Element: Addresses use of land with significant geologic hazards for wildland fire hazards, areas considered as "open space for public health and safety".

5. Scenic Highways Element: Addresses use of land visible from designated highways, areas of outstanding scenic value which are included in the "open space for outdoor recreation" category.

The data, discussion and policies of these elements of the General Plan have been used as the basis for the Open Space Element. The policies and measures stated herein are thus

consistent with other elements, and no revisions to those elements are required.

II. ANALYSIS AND POLICY FOR OPEN SPACE LANDS

A. Managed Production of Resources

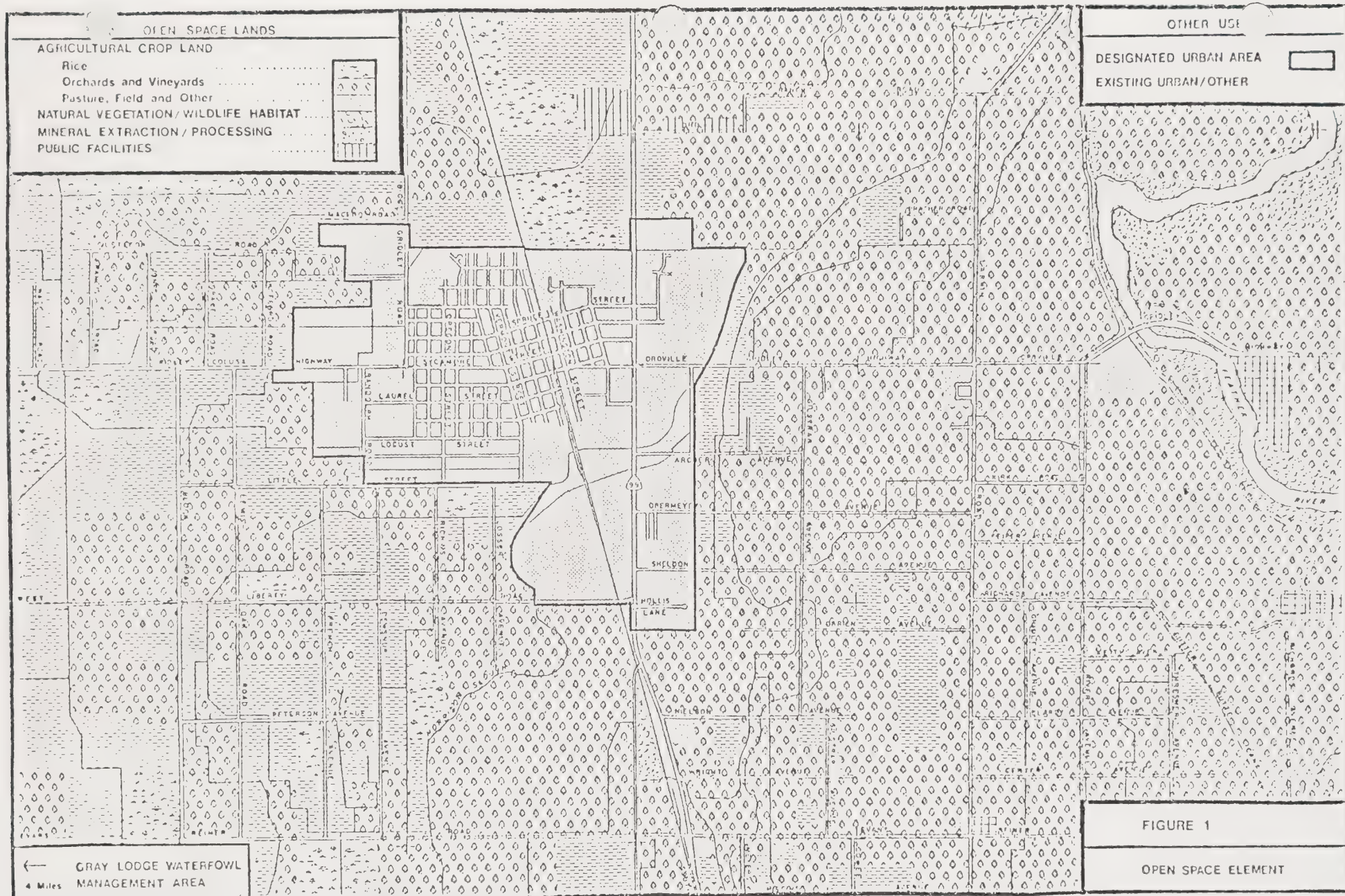
Description: As explained in the Conservation Element, the entire Gridley area has been classified as prime agricultural land by the State because of the soil characteristics and/or crop production value. Most of the non-urbanized areas are developed to growing peaches, pears, prunes, walnuts, almonds, kiwifruit, rice, livestock feed and a variety of other orchard and field crops. Figure 1 shows the distribution of plant crops in the area according to the State Department of Water Resources' 1981 survey. Fruit and nut crops cover most of the area, but rice and field crops predominate in the clay soils with distinctive hardpan layers west of the City.

The intense cultivation of the Gridley area and other valley areas to the north has made Butte County one of the State's leading counties in acreage devoted to rice, nuts and certain fruit crops. the table below shows the County acreage in 1982 devoted to plant crops and the corresponding production from that acreage.

1982 PLANT CROP ACREAGE AND PRODUCTION

<u>Crop Group</u>	<u>Harvested Acreage</u>	<u>Production Value</u>	<u>Per Acre Value</u>
Orchards and Vineyards	57,364	\$77,280,000	\$1,347.19
Rice	100,700	\$52,928,000	\$ 525.60
Pasture, Field and Other	401,550	\$62,554,000	\$ 155.28

If we conservatively assume that one-quarter (1/4) of the County production of the first two (2) crop groups takes place



within the Gridley retail area, over \$32 million in agricultural production value was generated in 1982. According to one study, the value of farm production is multiplied by 2.5 to determine the total retail sales generated by that production. The \$32 million in crop value was thus translated into \$80 million of retail sales, although much of this amount was spent in other communities. Most of the Gridley area's employment is either directly related to agricultural production or providing services to the area's 1,500 or more farm laborers, while at least ten percent (10%) of the total employment in Butte County is in agricultural production or processing. Economic studies also indicate that agricultural land usually contributes more in property tax revenues than it requires in local government services, thereby providing funds for services to urban areas and other uses.

There are a number of long-term trends in agricultural production which affect the use of crop land in the Gridley area. Increases in demand for food crops resulting from worldwide population growth and higher expectations have led to new lands being brought into production and a net gain in crop land state-wide in recent years. While the Butte County acreage used for peaches has declined over the past thirty (30) years, increased demand and price levels have caused dramatic increases in total County acreage devoted to rice (62%), almonds (116%), prunes (185%) and walnuts (300%). Increases in demand, price levels, acreage and production are expected to continue over the long-term, but short-term declines and fluctuations may be very

troublesome for rice and other crops

Technological advances and increased use of machinery and chemicals have pushed per-acre crop production to higher and higher levels but have also effected other significant changes in farming practices. Declining needs for hand labor have caused a steady decline in the number of agricultural employees, particularly temporary migrant workers. Other farm labor trends include increases in wage rates, the skill level required and the proportion of the labor force living year-round in one area. In the past twenty-five (25) years the number of farm owners in California has dropped fifty percent (50%) while the average size of individual farm holdings has doubled to over 600 acres.

Conversion: The continued role of agriculture as the dominant land use and primary economic base of the Gridley area depends largely on local responses to the non-agricultural development of production crops lands. California's presently cultivated land is being converted to non-agricultural uses at an estimated rate of 20,000 acres each year. Most of this loss is due to population growth and development around urban communities like Gridley whose economics are dependent upon agriculture for much of their support. If present trends continue through the 1980's, the loss of farmland to urban growth will exceed the amount of new crop land added each year, and California will experience net losses in cultivated acreage.

The significance of the absolute loss of crop land is increased greatly by the fact that development is absorbing some of the most productive prime soil areas, and new crop lands, are

usually less productive because of poor soil and drainage conditions. The prime lands are very susceptible to development pressures because they are physically suited to development and less expensive to build on. The prime soil conditions which support orchard crops indirectly facilitate development because orchard cultivation requires major investment decisions concerning the removal and replanting of trees. If the estimated return on such costly investments is outweighed by the potential profits from developing or selling the land, conversion may occur, particularly when landowners wish to retire or otherwise cease farming operations.

Figure 2 delineates the portions of the Gridley area which are designated for future urban development in the Land Use Element or are otherwise converted to non-agricultural uses. The figure also shows areas with two (2) or more adjacent parcels of less and 4.5 acres, most of which are developed by one or more detached single-family residences. This breaking point between rural residential development and parcel sizes more conducive to agriculture was chosen because it is slightly less than the 5-acre minimum for new parcels in the City's A-5 zone and "Agricultural" designation. The half-acre difference means that parcels slightly less than the 5-acre minimum are still shown as agricultural land.

The pattern of non-agricultural uses in the area is somewhat related to proximity to the City and urban services, but the distribution of existing rural residential development is related more to the original subdivision pattern. Figure 2 shows the

limits of areas included in the 12 "Gridley Colony" subdivisions and similar "agricultural" subdivisions laid out in the 1800's. Although lots range from 5 to 40 acres in size, a majority are 660' x 660' ten-acre squares facing on streets two (2) lots or 1,320 feet apart. This pattern was intended to supply homesites for new settlers with enough crop land to support them. However, that pattern no longer fits today's economic realities and farming methods, and 10 acres of cultivated land does not usually provide sufficient income to support a family. As the frontage along the many roads gets subdivided for homesites and residences are built, the agricultural interior of each block becomes surrounded by non-agricultural uses.

Residential encroachment in agricultural areas has serious effects on crop production which are just as significant as the covering over of prime soils and the fragmentation of ownership. More houses usually mean increased trespassing and vandalism on adjacent agricultural lands. More importantly, residents on small non-farm parcels frequently object to the dust, odors, noise, flies, truck traffic or other impacts of nearby farming activities, and their concerns are often reflected in laws and regulations which limit the production and profitability of nearby crop land. Where zoning of agricultural areas allows creation of small parcels, the increase in land values which accompanies subdivision and development usually increases the assessed value and potential taxes of adjacent crop lands and thus increases the pressures to sell or develop.

Preservation: State concerns about the importance of preserving agricultural land have been expressed in numerous studies, reports and adopted policy statements. Legislative bills mandating direct State control in agricultural preservation, or at least setting rigorous standards for local controls, have been proposed unsuccessfully on several occasions in recent years. However, planning and zoning activities by counties continue to be the chief mechanisms relied upon in California to maintain agricultural production. The discussion of agricultural preservation which follows thus focuses on planning activities by the County of Butte in the Gridley area and complements the discussion on direct City actions in the "Agricultural Soils" section of the Conservation Element.

The State mandates which can most affect conversion of agricultural land are those requiring that local General Plan elements address the subject and that zoning regulations be consistent with the policies of those elements. Specifically, the Conservation and Open Space Elements must both address the preservation of crop land and prime soils. All ordinances, building permits, subdivision approvals and land acquisition by local governments must conform to the adopted Open Space Element.

The Butte County General Plan was amended to include a Conservation Element in 1971 and an Open Space Element in 1973. The discussions of soils and agriculture in both elements are quite brief and general, but the County has started work on a major revision effort which the City should monitor carefully and participate in where possible. The 1973 Open Space Element does

DESIGNATED URBAN AREA

OTHER URBAN & NON-AGRICULTURAL USES . . .

PARCELS LESS THAN 4.5 ACRES

LIMITS OF GRIDLEY COLONIES AND OTHER

OLD AGRICULTURAL SUBDIVISIONS

FIGURE 2

OPEN SPACE ELEMENT

contain the following specific policy statements on agricultural designations and zoning:

A. All prime agricultural land (as defined in the Williamson Act) outside designated urban areas should be designated as "Agricultural" on the Land Use Map.

B. Agricultural zones should allow only open space uses described in this plan and necessary related structures.

C. A minimum parcel size of 5 to 160 acres should be specified for each agricultural zone.

The implementation of these policies and the 1971 Land Use designation of "Orchard and Field Crops" began in late 1973 when the County initiated A-5 and A-40 zoning for all of the Gridley and Biggs areas lying outside the cities' primary spheres of influence. Because of substantial opposition from landowners and the lack of previous public involvement A-40 zoning was adopted for most of the rice-growing areas west of the cities but most of the Gridley and Biggs area remained in the A-2 unclassified zone.

The County's current General Plan designations and zoning in the Gridley area were adopted in 1981 following a long process which involved City representatives and a citizens' advisory committee appointed by the City. The greatest differences between the present land use controls of the City and the County are in the areas of rural residential development and subdivision shown on Figure 2. The City's Land Use Element designates a fairly limited area for urban development and classifies all surrounding lands as Agricultural with a suggested minimum parcel

size of five (5) acres. The County, however, has designated over 200 additional acres for urban uses and has placed 1,600 acres of land around the City into an "Agricultural-Residential" category. Zoning consistent with this designation can set minimum parcels sizes of one to forty acres, but parcel sizes less than twenty (20) acres require findings that the zone is compatible with nearby agriculture and that the water supply, sewage disposal capacity, fire protection, road access and proximity to services are all adequate. Making findings of conformity with these criteria, the County adopted zoning for the Agricultural-Residential areas with minimum parcel sizes of 1, 5, 10 and 40 acres.

The county's A-5, A-10 and A-40 zones in the area are generally consistent with the City's General Plan, but the 250 acres of Agricultural-Residential which have been zoned to allow one-acre parcels are clearly in conflict with the City's adopted policies and Agricultural designation. Given the many negative impacts of residential development in agricultural area as described above, it is difficult to understand how one-acre zoning could be found compatible with neighboring agricultural activities in the County.

The rural residential development allowed by one-acre zoning needlessly absorbs large quantities of potentially productive crop land. Although there is a desire by some to live on one- and two-acre parcels without any agricultural production, this preference conflicts with the many public costs of reducing crop production and should not be a dominant factor in zoning prime

agricultural lands. Residential development at rural densities uses up far more agricultural land per dwelling unit than urban densities and thus represents a wasteful destruction of a natural resource which cannot be replaced.

The creation of one- to five-acre lots around the City also interferes indirectly with agricultural preservation by creating a barrier to future urban development. Parcels of this size are usually developed with a large residence near the center or street frontage and frequently have too narrow a frontage to allow an adequate road easement past the house to the rear of the parcel. Consequently, it is often impossible to subdivide such parcels and develop the land to urban densities. Allowing lots of less than five (5) acres next to City boundaries may also force future urban development to take place on larger parcels further out, creating a discontinuous leapfrog pattern and adding greatly to the costs of extending water and sewer lines and other utilities. It is thus clearly to the benefit of permitting continued City growth, minimizing housing costs and preserving agriculture to maintain large parcel sizes in areas which should be reserved for future urban development.

The one-acre and five-acre zoning allowed by County zoning in the Gridley area also appears to conflict with the standards established for the Williamson Act program. When the County set up the rules and procedures for the program in 1967, the entire County was split into "agricultural preserves" and only agricultural and compatible uses were to be allowed within these areas. Current County rules state that the maximum allowed

residential densities in agricultural preserves are one single-family dwelling per 10 acres in orchard areas and one unit per 40 acres in pasture and field crop areas. Because the preserves include all of the cities and urban areas in the County, these standards have been ignored in zoning activities and apply only to properties actually under contract. The boundaries and allowed uses of designated agricultural preserves obviously need to be revised to reflect the current planned extent of agricultural uses and the adopted policies and designations in the County General Plan.

An Urban Boundary Area, similar to the City of Chico's Greenline agreement with Butte County, should be pursued by the City of Gridley. The Urban Boundary Area as agreed upon by both the City and the County of Butte would be designed to discourage urban-type growth from occurring outside of Urban Boundary Areas. The County would incorporate the Urban Boundary Area into its General Plan. County and City land use and City annexation decisions should be consistent with boundary policies. In most cases, development in the Boundary Area would be annexed to the City. The County should forward development requests to the City for comment and utilize City input in decision-making process.

In adopting the California Environmental Quality Act in 1970, the Legislature declared that all local government agencies shall regulate private activities to prevent environmental damage and that substantial adverse impacts on the environment shall be avoided to the maximum extent. The State guidelines for

implementing the Act include a checklist with "reduction in acreage of any agricultural crop" as an environmental impact whose significance must be assessed for all proposed projects and mitigated where possible. Making sure that all environmental evaluations properly address this potentially significant impact can be an effective mechanism of expressing the City's desire to maintain maximum agricultural production in the area.

Mineral Extraction and Processing: The only other type of resource production activity in close proximity of the City of Gridley is the extraction and processing sand and gravel from mining tailings and natural deposits along the Feather River by Mathews Readymix, Incorporated. For many years they have operated a large processing operation on a 30-acre site on the east side of the Feather River a short distance north of the Oroville-Gridley Highway bridge (see Figure 1).

This operation is Mathews' only processing plant for sand and gravel and has used materials from several different sites along the River. The only extraction site now functioning near Gridley is a small pit beside the River southeast of the Oroville-Gridley Highway bridge. This site is not identified on Figure 1 because of its small size and because it is not expected to be used more than a few years in the future. Mathews has begun removal of materials from a large area of tailings east of Biggs which will probably be their major source of supply for a long-term period.

Because of the economic benefits to the Gridley community of having a nearby supply of sand and gravel available, the City

should support maintaining the operation. Since the plant is currently surrounded by crop land and the River, few people are affected by the noise, dust and truck traffic which are characteristic of crushing and sorting processes. However, there is a public housing complex a half-mile to the south, and future nearby residents are certainly a possibility. The City should keep aware of any proposed development in this area and influence County actions as necessary to minimize potential conflicts between processing operations and nearby uses.

Goal: RETAIN THE MAXIMUM AMOUNT OF LAND IN RESOURCE PRODUCTION IN THE GRIDLEY AREA.

Policies and Actions:

1. Seek changes in County plans and zoning which minimize the potential amount of agricultural land which could be removed from production. The County of Butte should be requested to:

A. Limit urban land use designations to areas to be served by the planned extension of the City's water and sewer systems.

B. Revise the Conservation, Open Space and Land Use Elements of the County General Plan to reflect the best available information, soils, development trends and long-term needs of agriculturalists.

C. Zone agricultural areas in conformity with adopted policies and criteria in the County General Plan.

D. Restrict creation of parcels of less than five (5) acres to areas where existing development and land divisions have substantially eliminated crop production capabilities.

E. Delineate "primary agricultural reserves" which reflect General Plan designations and policies and prevent uses which are not compatible with agricultural activities.

2. Seek minimum coordination and compatibility between City and County planning activities in agricultural areas outside City limits.

A. Request that all zoning and development proposals in the City's ultimate service area be referred to the City for comment.

B. Express City concerns on all projects which reduce acreage of any agricultural crop and request full environmental assessment.

C. Seek City participation in development of County plans and zoning.

D. Request County zoning with a minimum parcel size of five (5) acres or larger in all unincorporated areas designated for urban uses by the City's General Plan.

E. Involve County staff and decision-makers in developing City plans or rezoning of unincorporated areas.

F. Adopt rezoning of agricultural areas consistent with City policies and designations.

G. Support State legislation which increase the powers of cities to control the use of surrounding prime agricultural lands.

H. Encourage the establishment of an Urban Boundary Area agreement with the County of Butte.

3. Minimize potential conflicts between agricultural uses and adjacent uses.

A. Utilize roads, canals, utility easements and the railroad as boundaries between agricultural and non-agricultural zones where possible.

B. Require residential development adjacent to agricultural zones to provide a minimum of 100-foot buffer and, in addition, fencing, increased setbacks, landscaped screening or similar barriers or buffers may be required.

4. Support continued operation of the sand and gravel processing plant northeast of the Oroville-Gridley Highway bridge over the Feather River.

B. Preservation of Natural Resources

There are a variety of areas in and around Gridley which should be protected or not developed because of valuable natural resources. The preceding section considered extensive resource-related areas, crop land and mineral resource areas. Other significant resource-related areas include the Feather River and adjacent woodland, the Gray Lodge Waterfowl Management Area, and a triangular area of natural vegetation between Township Road and the railroad. All three are described in the Conservation Element and shown on figure 1 in this element.

These large "natural" areas, as well as the limited wooded strips along some of the rural drainage channels, may not produce useful materials and profits but should be maintained nonetheless. Many small wildlife species have successfully adapted to the changes in habitat that man has caused and coexist

with man in urbanized areas. However, many larger birds and mammals need large clean streams like the Feather River. Seasonal hunting and fishing activities and the accompanying expenditures are dependent upon the continued management of suitable wildlife habitat by State and local agencies. Such areas are also available to society because of the contrast to urban development that they provide, the opportunities for scientific study, and enjoyment of wildlife activities and natural settings.

Goal: PRESERVE RIPARIAN VEGETATION AND MARSHES WHICH PROVIDE SIGNIFICANT WILDLIFE HABITAT.

Policies and Actions:

1. Limit site clearance and development of areas of natural vegetation adjacent to the Feather River and other water bodies.
2. Support continued operation of the Gray Lodge Waterfowl Management Area.

C. Recreation

Open space for outdoor recreation includes all outdoor areas used for the public's leisure time, relaxation, exercise and play. As urbanization takes place, the amount of land needed for various types of recreational activities increases and the amount of land available for such activities decreases. Since much of the demand is usually fulfilled by public or non-profit agencies, planning and acquiring sites for recreational use requires the community's cooperative attention to anticipating that demand.

The two basic types of recreational areas are conserved areas and developed areas. Conserved areas are valuable for natural

qualities such as water bodies, terrain, vegetation, wildlife, beauty, vistas or uniqueness. The natural areas with the highest value in the Gridley area are the water bodies and related vegetations whose preservation is addressed both in the preceding section and the Conservation Element. Improvements may include access roads, parking areas, trails, signs, picnic tables or restrooms. An initial City effort in this direction has been the provision of an access road and a boat ramp on the Feather River frontage of the City sewer treatment land site on the east side of the river south of the Oroville-Gridley Highway bridge. Site preservation and allowing public access are the most important actions that should be taken to maintain the recreational opportunities of natural recreation areas.

For many Gridley residents, the areas most enjoyed for their "natural" vegetation and appearance are the orchards, cultivated fields and undeveloped lands surrounding the urban core of the community. Traversing these areas on rural highways, residents can experience the refreshing natural beauty and order and appreciate distant mountains and wide vistas not visible in town. The fulfillment of the policies and actions regarding preservation of agricultural land in the Land Use, Conservation and Open Space Elements would also serve to maintain the aesthetically pleasing setting valued by both residents and visitors.

Although their value is more educational than recreational, areas with historically significant structures and artifacts or evidence of pre-historic settlement are classified as open space

for outdoor recreation by General Plan law. Structures which the community considers unique, representative of a past period or related to important people or events should be preserved wherever possible. Preservation methods commonly used by local governments include official designation and signing of historic sites, various kinds of direct or indirect assistance to rehabilitation efforts by private owners, and acquisition for public use. Although there are several areas of older structures which provide distinctive character to the City and sense of continuity with the past, no individual structures have been identified for preservation by the community. The 1974 Open Space Element recommended that significant historical and archaeological sites be identified, surveyed, protected and preserved, and that recommendation is restated herein. As part of the initial study of potential environmental impacts which must be performed for all development proposals, sites should be surveyed for archaeological and historic artifacts and impacts on such artifacts evaluated.

The public parks, playgrounds, ballfields, and similar recreational areas found in urban areas are the most developed type of open space and the most important type in many communities. Because of the large land areas involved, the costs of acquiring, developing and maintaining sites, and the wide range of community needs and possible facilities, the planning and design of developed recreational areas requires a level of analysis and involvement much deeper than most General Plan Elements. In 1980 the City's joint Conservation and Open Space

Element was amended to include a larger section on recreation goals, facilities and standards. The Land Use Element Map shows the areas presently devoted to recreational open space in the urban area.

In addition to the 14.7 acres of City parkland, the Butte County Fairgrounds located in the City provides a variety of recreational facilities and activities. Events such as the annual County Fair, Kiwi Festival, swim team competitions and dog shows are well attended and bring additional revenues into the City.

A citizen's advisory committee was formed in early 1984 to collect data, analyze present and future recreational needs in the community and formulate goals and policies to meet recreational needs.

The first task of the recreation committee was to prepare a listing of all the present recreational facilities available to residents in the Gridley area. The Gridley area was defined as the boundaries established for the Gridley Unified School District. This boundary was considered as the recreational needs area because of the lack of an area-wide recreational district and Butte County's limited involvement in the provision of recreational facilities.

A complete listing of existing park locations and facilities can be found in Table 1. Facilities include those which are under City maintenance and those which are semi-public, private/commercial, State and county maintained.

An area-wide questionnaire was formulated by the Recreation

Committee to ascertain satisfaction with the present recreational facilities and future community recreational needs. Questionnaires were distributed to community service clubs, local churches, available at public buildings such as city hall and the county library and a copy of the questionnaire was published in the local newspaper. Results of the survey are listed in Table 2 of this element.

The Quimby Act established by the California Legislature in 1965, allows local agencies to establish ordinances requiring residential subdivision developers to provide land or in lieu fees for park and recreation purposes. The City of Gridley established a Parkland Dedication and In Lieu Fee Ordinance in November, 1979, which was later amended in September, 1981. The Quimby Act was amended in 1982. The amendments established general standards which determine the amount of land or fees to be collected. The standards are based on the following criteria:

1. The amount of existing parkland in the jurisdiction.
2. A maximum number of acreage per 1000 population.
3. A formula based on population estimates or a formula based on dwelling units.

The Quimby Act provides for a maximum of three (3) acres per 1000 persons as the maximum standards for park dedication/fee collection unless the amount of existing neighborhood and community parkland exceeds that limit. Gridley currently has approximately 14.7 acres of parkland which includes the Gazebo and Vierra Parks. This exceeds the 3/1000 standard based on Gridley's population as reported by the State Department of

Finance in 1986. Therefore, Gridley can use the higher standard of five (5) acres to 1000 persons.

The Parkland Dedication Fee standard for Gridley would use the following formula:

$$\text{Dwelling units} \times \text{average household population} \times \frac{5 \text{ acres}}{1000 \text{ persons}} \times \text{cost of lot} \times 6/5 = \text{in-lieu fee.}$$

The 6/5 figure represents the improvement costs for off-site improvements for development of the lot.

The Parkland Dedication standard in-lieu of fees would use the following formula:

$$\text{Average household population} \div \frac{1000 \text{ (pop.)}}{5 \text{ acres}} = \text{minimum acreage dedication.}$$

The City should revise the Park and Recreation Land Dedication and In-Lieu Fee Ordinance in accordance with the above standards. The collected fees should be used for those facilities which the City Council, with support of the community, has determined are of the greatest recreational need.

Due to the small geographical size of the City - 1.2 square miles - the Vierra Municipal Park is considered accessible to all City residents and most citizens in the surrounding areas. Therefore, at the present time it is not anticipated nor planned for that the City will designate more acreage for recreational purposes. This of course would not be the case if future large-scale subdivision were to occur in areas west or east of central Gridley. At the present time, park fees collected under the provisions of the Quimby Act will be used for enhancement and

upgrading of the Vierra Park or the downtown Nick Daddow Plaza. It is the City's policy to consider any offer of dedication of parkland in light of area need, cost of maintenance and location of facility.

Goal: PROVIDE OUTDOOR RECREATION AREAS ADEQUATE TO MEET LOCAL NEEDS.

Policies and Actions:

1. Maintain existing areas of natural vegetation which provide significant wildlife habitat and recreation opportunities.
2. Maintain public access to the Feather River wherever possible.
3. Maintain, enhance and upgrade park facilities in the existing City parks.
4. Consider dedication of small neighborhood parks to serve future large residential development if provision of park facilities and maintenance will not significantly encumber the City's financial resources.
5. Develop a Master Bikeway Plan and apply for project funding through the "California Bikeways Act."
6. Support the activities of the Butte County Fairgrounds through promotion and cooperation and encouragement of local businesses to accommodate fair visitors.
7. Update the ordinance requiring developer's participation in providing recreation facilities to reflect changes in State law.
8. Require developers to provide fees, land or facilities for recreation according to standards contained in this Element and in the enabling ordinance.

9. Encourage the County of Butte to work with the City politically and economically to provide recreational services and facilities for the Gridley area through the collection of recreation fees.

Goal: RETAIN THE HISTORICAL CHARACTER OF GRIDLEY BY PRESERVATION, IDENTIFICATION AND/OR RESTORATION OF HISTORICAL BUILDINGS AND ARCHAEOLOGICAL SITES

Policies and Actions

1. Identify and evaluate significant historical and archaeological sites and develop a program to preserve and enhance these resources.
2. Evaluate impacts of new development proposals on historical and archaeological sites.
3. Work with the local Historical Society in identification and preservation of historical buildings.
4. Research state/federal sources for restoration and rehabilitation funding available to local agencies and private property owners.

EXISTING PARK LOCATIONS AND FACILITIES

(G = in City limits : B = County area)

- (G) 1. VIERRA PARK (Gridley Municipal Park) - south end of Washington Street.

This 13.5 acre facility contains:

Recreation Hall with kitchen facilities (approx. 2,600 square feet.)

Tot Lot: swings, slide, sandbox.

Combined area totals 8,000 square feet.

"Tadpole Territory" (approx. 16,000 square feet) - dedicated by Junior Women's Club in 1981 - innovative tot facilities for climbing and swinging, benches.

"Birthday Picnic Ring" - dedicated by Lions Club - long picnic table and barbecue.

Softball Field #1 - (Little League) - toilets, snack bar, lights, bleachers, telephone.

Softball Field #2 - lights, benches, drinking fountain (no bleachers).

2 lighted tennis courts
6 lighted horseshoe pits
2 toilets
8 barbeques
15 picnic tables
2 drinking fountains
Swings, sandbox, monkey bars.

Also located in park: California and Oregon Railroad Depot (historical), Boy Scouts of America building, storage facilities.

- (G) 2a. SOUTHERN PACIFIC RAILROAD PARK #1 - (Nick Daddow Plaza) - Virginia Street between Hazel and Sycamore Streets.

Covered gazebo, drinking fountain, 6 benches.

- 2b. SOUTHERN PACIFIC RAILROAD PARK #2 - Washington Street between Sycamore and Magnolia Streets.

No improvements other than sprinkling system.
(Combined total acreage approximately 4 acres).

- (B) 3. FEATHER RIVER BOAT RAMP - east side of Feather River adjacent to City sewage plant.

Dirt parking area, paved ramp for boat launching.

EXISTING SCHOOL RECREATION FACILITIES

(G = In City Limits : B = in County areas)

- (G) 1. MCKINLEY SCHOOL - 1045 Sycamore Street (grades K, 1 and 2)

Playground equipment: merry-go-round, 2 slides, rings, monkey bars, bangball court, tetherball court, 2 small baseball fields.

- (G) 2. WILSON SCHOOL - 406 Magnolia Street (grades 3, 4, and 5)

Playing field, 2 small baseball diamonds used by little League for practice field.

Playground equipment: rings, merry-go-round, basketball hoops, sidewalk games, i.e., hopscotch and four-square. Library - available for non-school use by arrangement and fee.

- (G) 3. SYCAMORE SCHOOL - 1125 Sycamore Street (grades 6, 7, and 8)

Playing field with perimeter track, soccer field, baseball diamond used by adult baseball leagues for practice field during non-school hours, outdoor basketball court, 2 handball courts. Gymnasium - basketball, volleyball, tumbling. Available for use by adult athletic groups by arrangement and fee. Library - available to civic and service groups for meetings and conferences by arrangement and fee. Multi-purpose room/cafeteria - available for meetings, etc.: Butte College holds night school classes in physical fitness, i.e., aerobic dancing and exercise.

- (G) 4. GRIDLEY UNION HIGH SCHOOL - 300 Spruce Street (grades 9, 10, 11 and 12)

1 football field - available for special events other than school activities by arrangement and fee.

1 baseball field - available for non-school use by arrangement and fee.

2 lighted tennis courts - open to public during non-school hours.

Cinder track.

Library - available for meetings, conferences, art or photography shows, etc., by arrangement and fee.

Classrooms are used for Butte College night school classes and/or meetings held by youth, civic or service groups by arrangement and fee.

- (B) 5. MANZANITA SCHOOL - Larkin and E. Evans-Reimer Roads (grades 1 through 8)

EXISTING SEMI-PUBLIC, PRIVATE, AND COMMERCIAL
RECREATION FACILITIES

(G = in City limits : B = in County area : A = in 50 mile area)

- (B) 1. RACQUET RANCH - Chambers Lane - Private Tennis Club
2 lighted tennis courts, patio and chairs. Limited memberships for sale as vacancies allow.
- (G) 2. FAMILY FITNESS CENTER - 1010 Sycamore Street - Commercial Health Center
Universal weight equipment, stationary bicycles, jacuzzi, sauna, 2 racquetball courts, aerobic and exercise classes.
- (G) 3. SOCIAL HALLS available for public use:
Moose Lodge, Holy Trinity Association Hall, Gridley Women's Club, Grange Hall.
- (A) 4. TABLE MOUNTAIN GOLF COURSE - Oroville Area
18 hole public golf course, driving range, putting greens, lessons.
- (A) 5. PLUMAS LAKE GOLF COURSE - Marysville area
18 hold public golf course, driving range, putting greens, lessons, club house with kitchen facilities available for public use.
- (A) 6. SKATING RINK - Marysville.
- (A) 7. BOWLING ALLEY - Yuba City and Oroville
- (G) 8. SOCIAL HALLS AND RECREATION FACILITIES are provided by some churches (Private)
- (G) 9. THEATER - 660 Kentucky Street - Commercial
Hispanic and English speaking films.
- (G) 10. HUNTER SAFETY TRAINING COURSES sponsored by Moose Lodge

STATE AND COUNTY RECREATION FACILITIES

STATE RECREATION AREAS

- (B) 1. GRAY LODGE WATERFOWL MANAGEMENT AREA - Pennington Road 8 miles southwest of Gridley.

Bird watching, sightseeing, field trials, photography, hunting and fishing.

- (B) 2. LAKE OROVILLE RECREATION AREA - California State and privately-run recreational areas, marinas for berthing, boating and fishing, some boat rentals, picnic locations, swimming, trails, visitor center at dam, concession and gift shops, limited overnight camping.

COUNTY RECREATION AREAS

- (G) 1. BUTTE COUNTY FAIRGROUNDS - 199 E. Hazel Street - Standard "Olympic" swimming pool open to public for seasonal use, some swimming programs, annual County fair, circuses, expositions, "Kiwi Festival", horse shows and related activities.

Buildings and facilities can be rented for private parties, rallies, camping spaces.

2 lighted baseball fields;
3 unlighted fields.

- (G) 2. MEMORIAL HALL - 249 Sycamore Street - Available for private parties, theatrical productions, rallies, antique shows and sales.

Senior citizens hold bi-monthly dances.

Used by County, State and Federal agencies on interim basis for office space and programs.

- (G) 3. COMMUNITY ACTION AGENCY - 209 Sycamore Street - Senior Citizen bus trips, summer recreation program.

RESULTS OF THE RECREATION SURVEY

Sample size: 132 respondents (3% of the population)

Ranking of facilities used by City residents:

Vierra Park	77%
Fairgrounds	54%
Swimming pool	45%
Softball fields	27%
Tennis courts	25%
Southern Pacific parks	22%
Boat Ramp	9%

Ranking of facilities used by County residents:

Vierra Park	77%
Softball fields	56%
Fairgrounds	50%
Swimming pool	47%
Tennis courts	25%
Boat ramp	13%
Southern Pacific parks	13%

Facilities within 30 miles used by City residents:

Lake Oroville	56.6%
After/forebay	46%
Gray Lodge	28%
Bowling alley	20%
Golf course	17%
Skating rink	16%

Facilities within 30 miles used by County residents:

Lake Oroville	60%
Gray Lodge	44%
After/forebay	42%
Golf course	24%
Bowling alley	22%
Skating rink	21%

Top three facilities rated to have great or moderate need by City residents:

Bicycle or footpaths	68%
Multi-purpose center	61%
Small neighborhood parks	58%
Public benches	58%

Top three facilities rated to have great or moderate need by County residents:

Multi-purpose center	77%
Bicycle or footpaths	71%
Community auditorium	67%
Exercise/fitness area	67%

Satisfaction with existing recreation facilities by County residents:

Yes:	48%	No:	51%
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Satisfaction with existing recreation facilities by County residents:

Yes:	66%	No:	34%
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D. Public Health and Safety

Open pace for public health and safety includes all areas where development would subject either residents or the public to significant risks of damage to health or property. According to the Safety and Seismic Safety Elements adopted in the 1970's by both the City and County, there are several natural conditions in the Gridley area which create hazards to development. The most severe hazard concentrated in a definite area is the high water level in the Feather River during winter storm peaks. This level is determined by the controlled releases from Oroville Dam and the Thermalito Afterbay. The maximum allowed release would be far larger than any since the Dam began operation in 1967 but would be contained on the west side of the River by a large levee. Within the levees and the floodway designated by the State Reclamation Board and shown on figure 1 in the Support Document for the Land Use Element, only certain uses are permitted which have low risks of damage and do not obstruct passage of floodwaters.

There are no other specific portions of the Gridley area which are designated as significant flood hazard zones by State agencies or the Federal Insurance Administration. Nonetheless, there are many small areas which experience temporary flooding during rainfall due to lack of slope and developed drainage facilities. The other related type of area which should not be developed is the system of natural and man-made drainage channels

maintained by several drainage and reclamation districts. In most cases, these channels are accompanied by easements or rights-of-way. These areas are often wide enough to include an access road.

The other types of natural hazards which could cause property damage or personal injury in the Gridley area are areawide hazards with low probabilities or limited impact. Although all may require attention in the design and construction of new development and are the subject of other local government policies, none of the other natural hazards are significantly greater in one portion of the Gridley area than in the rest of the community. Earthquakes along geologic faults outside the area could cause considerable damage in the area, but the active fault closest to Gridley is more than twelve (12) miles east of the City, and there are no known faults or special seismic zones in the Gridley planning area. Other identified natural hazards potentially affecting large portions of the planning area include clay soils which expand and shrink with changes in moisture; fires in roadside vegetation, field crops and wooded area; and inundation from collapse of Oroville Dam. Because of the widespread nature of these hazards, no specific areas need to be kept undeveloped.

Minimizing development in certain ways and areas also protects public health and safety by maintaining the quality of the water and air resources in the area. Of primary concern to the community should be the impacts of upstream development on water quality in the Feather River, Thermalito Afterbay and local

irrigation canals. The City of Oroville controls development of some land draining into the River upstream of Gridley, but the use of most of the watershed for the River and Lake Oroville is regulated by the Counties of Butte and Plumas. Other public agencies which either manage land in the watershed or regulate water quality include the U.S. Forest Service and Bureau of Land Management and the State Department of Water Resources, Fish and Game, and Parks and Recreation. The City should not only keep aware of known quality problems in the River, as recommended in the Conservation Element, but should strongly encourage these agencies to strictly enforce all of their policies and regulations which would maintain water quality in the Feather River and related surface waters.

Potential threats to the quality of both the air and the ground water in the area can be minimized by limiting the total amount of development in the area and maintaining the maximum amount of land in agricultural use. As discussed in the sections on agricultural uses and soils in this element and the Conservation Element, the City and County should, as much as possible concentrate the area's future development into City boundaries and prevent the creation of parcels less than five (5) acres outside the City. Rural residential development lessens air quality by removing large amounts of natural and cultivated vegetation and the oxygen they produce and by increasing the average vehicle miles and emissions for each family's daily travels. Widespread development on septic tanks also increases the probability of contamination of area wells by household

sewage.

In developing land use plans and controls for the Gridley community, the City must weigh the benefits of compact development to resource conservation and agricultural preservation against the need for open space within the urban area. Allowing the high densities of residential development characteristic of larger urban areas would certainly minimize the amount of agricultural land needed for Gridley's future growth but would also eliminate the "spaciousness" which helps give the community its distinctive character and appeal. Those general terms describe the cumulative effect of the wide public streets, low buildings, single-family homes, large front lawns and abundant greenery found in much of the City.

Maintaining a maximum amount of undeveloped land within the urban area, particularly landscaped areas, implements many of the City's stated policies on maintaining air quality, providing recreational space, assuring solar access, minimizing drainage runoff, reducing noise levels and preserving natural beauty. The network of open spaces in urban areas thus has many functions, including several related to public health and safety. These benefits and the positive aspects of existing development patterns must be considered in preparing a set of regulatory controls on lot size and shape, building coverage and setbacks, and design of streets and parking areas. In an effort to maintain this sense of open space within the urban area, the minimum lot size in most residential districts has been increased in the revised zoning ordinance.

The areas designated as "PUBLIC FACILITIES" on figure 1 are all owned and operated by local government agencies or public utilities. Since each facility either requires extensive land for non-structural use or requires restrictions on adjacent development, they are classified herein as open space for public health and safety. The largest such facilities outside the designated urban area are the City's sewage treatment facilities on both sides of the Feather River. In order to minimize the significance of the odors and other potential impacts associated with these facilities, new residences should not be allowed nearby. For similar reasons and the impacts of noise, residences should be set back from the solid waste transfer station 2,000 feet east of Highway 99 on the north side of Ord Ranch Road. The potential noise problems related to this facility, the nearby electrical substation operated by Pacific Gas and Electric Co., and Manzanita School on the northeast corner of Evans Reimer Road and Larkin Road, are all addressed in the Noise Element. Finally, the large cemetery operated by the Gridley-Biggs Cemetery District on the west side of Highway 99 north of Ord Ranch Road is a necessary form of open space with the many benefits of mature trees and landscaping.

Goal: RESTRICT DEVELOPMENT WHICH WOULD EXPOSE RESIDENTS OR THE PUBLIC TO SIGNIFICANT NATURAL HAZARDS OR INCREASE HEALTH RISKS.

Policies and Actions:

1. Support State regulation of development within the designated floodway along the Feather River.
2. Prevent development within drainage channels and areas of frequent flooding.

3. Support development controls by public agencies to minimize erosion and water pollution in the Feather River watershed.
4. Regulate urban development to maintain Gridley's existing small-town character and spatial pattern.
5. Preserve suitable sites for public facilities with large land needs and/or significant impacts on adjacent uses and residents.
6. Restrict development adjacent to public facilities as needed to prevent significant impacts on either.

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